



The Beautiful Home Of Dr. and Mrs. C. A. Jackson, No. 1718 Dowling Street, ~~Atlanta, Georgia~~

The above cut is one of the latest modern homes built by Mr. J. T. Merideth, Contractor and Builder, 1409 Live Oak St. One of the ablest contractors of the race. The above home was designed and built by him and members of our race.

The above consists of a living room, hall, dining room, kitchen, breakfast room, sun parlor, sleeping porch, reading porch, bath and three bed rooms. All modernly furnished. Equipped with gas and electric lights. The very latest styles in plumbing are installed. This beautiful residence represents an outlay of at least \$10,000.00 exclusive of its furnishings, which are elaborate to an extreme.

It is conceded to be the finest colored home in the city. Aside from this beautiful home

Dr. Jackson has quite a deal of other rental property within the corporate limits of the city

**GAIN OF \$286,000
IN TAXES SHOWN**

**The Total Taxable Public
Service Corporation Prop-
erty in Georgia Increases
\$2,377,264 in Values.**

The total taxable public service corporation property in Georgia will show an approximate increase for 1920 of \$2,377,264, which will yield an additional \$286,000 to county and

state treasuries. Officials of the receipts by county and state treasuries. The comptroller's office announced late Saturday. These figures bring by the state this year, Mr. Hickson stated an approximate total of \$4,200,000 will be received in 1920. The first time the fact that through showing an increase of \$286,000. the operation of the tax equalization law the proportional valuation increase of private property has outstripped that of corporations by about \$193,800.00.

Corporation property shows an aggregate value this year of \$165,393,453, according to H. A. Hickson, state public service corporation tax collector, who stated that the total amount of state taxes which will be collected will be \$826,967.99. This sum is an increase of \$11,885.86 over the \$815,082.13 paid into the state treasury last year.

Increase of \$286,000.

Basing his estimates on the re-

Fullbright's office, it is readily seen that the latter exceeds the former by almost \$800,000. In comparing these figures it must be remembered that the entire \$800,000 increase is paid into the state treasury, while the corporation tax increase is divided, according to the individual tax rates, among the 155 (under the old enumeration) Georgia counties, while the state also receives a portion. With the two increases carefully compared, the private property tax

revenue of approximately \$5,550,000 and corporation taxes paid into the state treasury of \$826,967.99 shows a great difference.

The total taxable property, in Georgia, for 1920, is \$1,326,194,316, and this will bring in a total revenue of approximately \$6,600,000 to the state treasury after the expenses of collections are paid.

Power Company Taxes.

An approximate total of \$450,376.69 will be paid into county and state treasuries this year by the Georgia Railway and Power company, according to Collector Hickson. The company returned its property as valued on January 1, 1920, at the following figures: Power line, \$4,550,000; street railway system, \$11,092,200; Gainesville railway, \$62,100; Camp Gordon line, \$60,000; Stone Mountain line, \$150,000; and the Atlanta-Northern, \$250,000.

Statements to all public service corporations in Georgia are now being mailed out by Mr. Hickson, showing the amount each concern will have to pay into the coffers of each county by December 20, 1920. All of these statements, the state collector said, would be in the hands of corporation officials by December 1.

CALLOWAY BUYS LOCUST HILL

**Gets Control Of Two Hun-
dred Fifty-seven Acres
On B. & A.**

FOR BUILDING LOTS

**New Tract Will Be Home
Of Another Promising
Colored Community**

Lincoln, Maryland, June 10—
Maryland entered into another triumph last week when Thomas J. Calloway of Prince George's County purchased 270 acres of land near Washington, D. C. on which to establish a community of the race home-seekers. The tract lies for a distance of nearly a mile on both sides of the Washington, Baltimore and Annapolis Electric Railroad, said to be the finest inter-urban street car system in the world. This line has three termini, Washington, Baltimore and Annapolis and serves Camp Meade and numerous towns along its line. The main line between Baltimore and Washington is doubled tracked throughout, is fully equipped with automatic signals and besides its passenger service handles freight and express. The Locust Hill tract, secured by Mr. Calloway, is between Buena Vista and Cherry Grove stations. It also borders the Marlboro pike for three fourths of a mile.

Going over the Locust Hill tract with the new owner the Afro correspondent found the land to have a gentle rolling surface, about half of it woodland and the remainder cleared farm land with a Maryland colonial farm house, barns, etc. The water from the wells, and the five springs was found to be most excellent, cool and refreshing. Many varieties of timber were found, oak, pine, maple and locust predominating. Have never seen such large cherry trees, all full bearing and the slopes were covered with wild strawberries. The soil is a sandy loam and ap-

peared to be some of the richest soil of the State.

Asked as to his plans for the development of this magnificent tract, Mr. Calloway replied as follows:

"The Locust Hill proposition will be developed on similar lines to those followed in Lincoln and Buena Vista which we began a few years ago and are now so beautiful and attractive. We began these communities by putting in a water system by means of which each resident has been able to have flowing water in the home and the sanitary plumbing that the person could have in the city. We laid out wide streets that afforded plenty of room and fresh air between each house. The result is that we have a fine group of residents who take pride in their homes, cooperate most enthusiastically in all community movements and enjoy their own social life. I live among them and could wish for no better neighbors. Most of them are employed in Baltimore and Washington and commute daily to their work. Prominent among the Baltimoreans are Professor George W. Anderson and Mr. Jacob H. Saunders. Among the Washingtonians may be mentioned Mr. Isaac T. Hutton, the noted architect, Mr. Frank W. Holland, the building contractor, now erecting the Southern Aid \$125,000 building at 7th and T streets, Mr. Talbert E. Dowling, employed at the White House, Mr. George W. Younger of the War Department and Mr. Edwin O. Burke of the U. S. Supreme Court. Other prominent local residents are Mr. W. A. Davis, merchant and ticket agent, Rev. P. A. Scott, recently from Pittsburgh, Mrs. Maud Socks, school principal, Mr. W. B. Clark carpenter and many others.

The Locust Hill tract is but a few hundred feet from the New National Defense Highway, now being paved with concrete, to connect Washington and Annapolis by branching from the Baltimore Washington boulevard at Bladensburg, Md. This highway will be a treat for motorists. The tract is about a half mile from the Seabrooke Station on the Pennsylvania Railway. The advantages of this ideal location will more and more appear as developments go on.

"The surveying and platting of this housing plan is being undertaken by a group of graduates students of the Howard University course in civil engineering. These young men will not only lay out the building sites but will run the water mains, plan the sewage disposal and street improvements. It is proposed to reserve one old Maryland colonial farmhouse and some acreage for a Country Club for the race's tired business and professional men and women. Hence the young men are instructed to make the parking system so attractive that it will supplement the National Capital's attractions and draw our successful travellers from all parts of the United States."

Mr. Calloway maintains his office at 1403 New York avenue, Washington, D. C. and is a frequent visitor at the office of the Afro American.

Twenty-three deeds to residential property were put to record by Negroes in the city of Winston-Salem, N. C., recently. Homes carefully designed and modern appointments are to be erected sometime in the early spring of next year. This is where segregation will have a fine value. We must begin to make our position of enforced isolation so good in character that the respect of the country's weak-visioned elements will be drawn to us by the force of its attractiveness. So much for Winston-Salem.

JOE HAWKINS' COLUMN

News and Gossip of the Colored World.

JAMES WRIGHT, a colored farmer at Deland, Fla., has sold a 40-acre orange grove to white men for \$18,000. He retains the present year's crop, which is valued at \$6,000. During the past 20 years, Mr. Wright has accumulated from his holdings, between \$80,000 and \$100,000.



J. W. Hawkins.

A colored dentist at Griffin, Ga., Dr. Alonzo M. Wilkins, has completed a \$32,000 cash real estate transaction. The property is located in the business section of the city.

If you did not attend the reception given at Beauman Academy, Friday evening, May 29, by Major Lorillard Spencer Post 119, Veterans of Foreign Wars, you really missed a treat. Everything was in every way pleasing. Many honorary members were added to the post, and the attendance was one of which every member could feel proud.

Four thousand colored men and women gathered at the Billy Sunday tabernacle last Sunday, to hear Judge William H. Harrison, of Chicago, a race orator of rare charm and power, speak on, "Wanted—A Man."

We are indeed very pleased to note the improvement in the condition of our esteemed friends, Henry McKnight and W. Foster, realizing as we do that they both had a siege of sickness not quickly forgotten.

The beautiful weather gave great encouragement to the paraders last Monday in the Memorial day parade. We cannot sing too much praise at the appearance of the Old Boys of '61 (G. A. R.), who with their impressive appearance gave great impetus to the affair. And then again we must not overlook or fail to mention the vets of '98, and last but not least, the boys of 1918, who by their inimitable will and courage, their adherence to right, and great flame of Americanism caused many a Hun to quake with fear. The procession was commendatory in every way and caused us all to feel proud of being an Albanian.

Conference Here June 23.

The annual conference will convene here June 23. The Women's White Missionary convention will be held June 6, in Israel A. M. E. Church. The services of last Sunday were very inspiring, the pastor, Rev. S. H. V. Gumbs, occupying the pulpit at the morning and evening services.

The purchasable negro voter is a disgrace to himself and a menace to the best interests of the race. How can we get rid of him or make him appreciate the value of the ballot. He is not as numerous as he used to be, but he is too numerous to go unnoticed and unsmoked.

Having money is important, but not as important as having sense. A lot of tired men and women would be willing to trade some of their sense for a little of other people's money.

It is very evident now that the negro is a factor in the labor and industrial situation throughout the country. This condition, first made so in the South, has reached the North, East and West, as well. Any action or discussion with the negro eliminated is the height of folly. The World War called to the colors, young men of the North and it made vacancies which were filled competently by colored men. The signing of the armistice and peace terms have not lessened the apparent demand. The great leaders of labor and industry are confronted with the problem whether they will use the colored man permanently

JOHN BROWN

—A Pioneer—

In Farm Efficiency

H. S. Murphy

PITTSBURGH MONEY & CREDIT

SEPTEMBER 1920

JOHN BROWN as a pioneer in anything to emancipate Negroes sounds strongly suggestive. John Brown, of Montgomery, Ala., suffering from a lack of economic freedom, fought for and won it to the amount of approximately \$150,000 in cash, securities, and real estate. Best of all, he pointed the way to men of smaller economic insight. The death of this man calls vividly to mind the possibilities in Southern farming. When thousands of colored men were dreaming of "forty acres and a mule," Brown, too poor to dream on so extensively a scale, paid rent (partly) on one acre of land, and obtained a (blind) mule and a two-wheeled cart on credit.

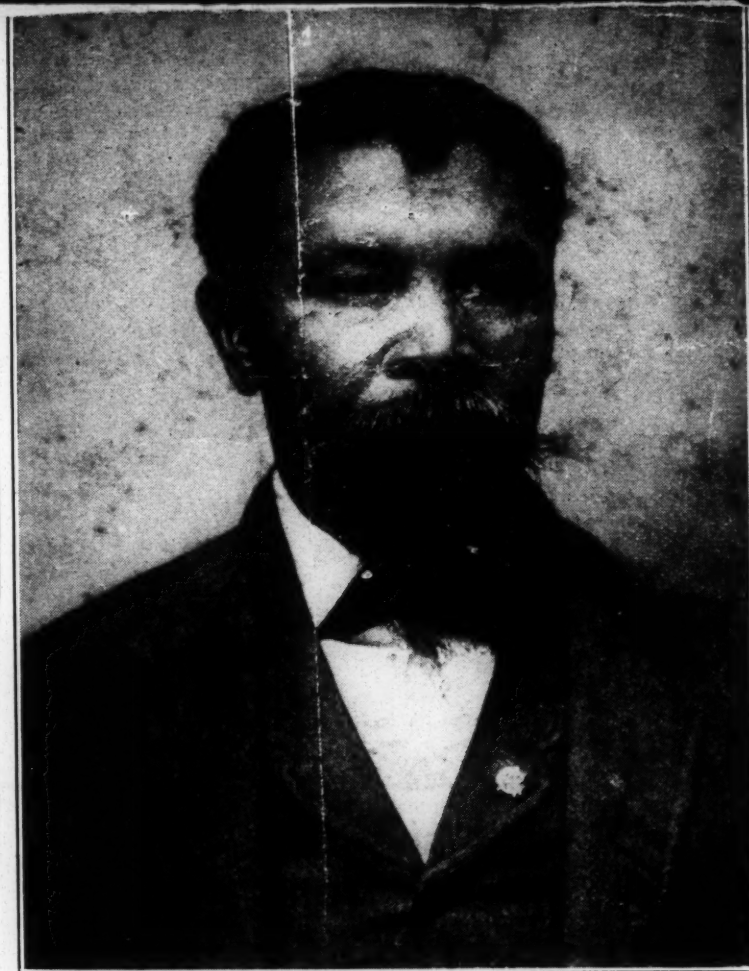
Some men are born rich, some men achieve riches, and occasionally some men have riches beaten into them by other men. The last was the experience of Mr. Brown. He was before beginning to farm, employed by a coal company for three dollars a month, with a peck of corn meal and three pounds of pork thrown in each week. The white boss of this company whipped Mr. Brown for keeping the coal wagon out too late. It was here that Mr. Brown resolved to take one-third of his monthly wage and pay on one acre of land. His own clearheadedness made up for the deficiency on the part of the blind mule.

So successful was the first venture that Mr. Brown emboldened thereby, bought five acres of land near Montgomery which still remains in the control of his heirs. Both Mr. Brown and his wife peddled vegetables for five years after his venture.

Mr. Brown's farming progressed from one degree to another until he was enabled to purchase thirty-two acres of land which is now adjacent to some of Montgomery's most valuable residential property. On this he produced an abundance of vegetables and found it profitable to sell them from a stall at the city market with other vegetables which he shipped in from Florida and other points. He kept up this stall for thirty years, and upon his retiring his Florida commission merchants presented him with a diamond stud said to be worth one thousand dollars.

In 1910 Mr. Brown went into the wholesale trucking business. At the same time he conducted a fruit farm, employing as many as one hundred men per day in the shipping season. This fruit he shipped to Atlanta, Birmingham and Mobile.

Mr. Brown's income from his trucking alone was often five hundred dollars a month.



THE LATE JOHN BROWN
Pioneer In Farm Efficiency

In 1916, Tuskegee Institute, following the custom of the leading agricultural colleges, recognized the results of Mr. Brown's extraordinary efforts, and conferred upon him a Certificate of Merit.

Mr. Brown owned four valuable farms: The aforementioned thirty-two acres, and three others of three hundred and sixty, eighty and twelve acres each. He also had twenty-seven rent places, three of which are store buildings. He also possessed valuable stock in the Union Casualty Company, Dallas, Texas, and wisely left \$10,000 life insurance.

John Brown was a life member of the National Negro Business League, a Mason, and a member of the Dexter Avenue Baptist Church, Montgomery, of which he was also a deacon.

His success has been the result of the will power to see a thing through; of a sort of conscientious curiosity to learn and to use all the value in a given object or project of the determination to get the values from common things by the application of uncommon effort and skill. He blazed the way for local shippers by shipping to the market which paid him best. That's the salesmanship you read about. Therein lies his right to be regarded as a pioneer, for many a lesser light in trucking would have gone out in "hard times" or during glutted local markets.

John Brown was born March 11, 1855, and died March 22, 1920, at the age of 65 years.

**SEVEN MILLIONS GAIN
IN NEGRO TAX RETURNS**
Constitution
**\$54,858,301 Reported to the
Comptroller General for
the Year 1919.**

According to a tabulation of returns from all the counties, which was completed Monday by Tax Clerk William B. Harrison in the comptroller general's office, negroes returned for taxes in 1919 \$54,858,301 as against \$47,423,449 in 1918. This represents an increase for the year of \$7,434,852 or nearly 15 per cent.

A comparison of the various classes of property returned with the returns of the preceding year is as follows:

Farming lands, \$16,095,593, 1918 \$13,979,380; city and town property, \$15,208,043, 1918 \$13,987,665; automobiles, \$1,860,261, 1918 \$946,031; money and solvent debts, \$563,079, 1918 \$701,538; merchandise, \$392,032, 1918 \$267,969; household and kitchen furniture, \$5,334,688, 1918 \$4,519,396; watches, jewelry, etc., \$65,151, 1918 \$41,263; live stock, \$12,443,682, 1918 \$10,116,625; dogs, \$41,171, 1918 \$39,219; plantation and mechanical tools, \$2,470,974, 1918 \$1,904,920; all other property, \$382,048, 1918 \$455,763.

It will be noted that while all the particular items enumerated above show an increase with the exception of "money and solvent debts," the value of automobiles owned by the negroes shows a much larger percentage of increase than any other, having practically doubled within the year.

Property - 1920

AT WILL THE POOR DO?

ALLEY DWELLERS

The Washington Bee

ALLEY DWELLERS.

Ten Thousand To Be Turned Into The Streets—No Provisions Made For The Poor—What Will the People Do?

What is to become of those people now living in the alleys and soon to be kicked into the streets, with no provision made for their future shelter, should give the authorities very grave concern.

In an effort to abolish the city slums, Congressional action forces those who reside in these undesirable sections to vacate and move elsewhere any time within one year after the peace declaration is signed.

House shortage in the District is causing undue apprehension, and with this lately acquired congestion added to the much-muddled question, those attempting to solve the problem find another trying burden thrust upon them.

These folks are the poorly paid labor of the municipality, who consume most all they make and have comparatively nothing left to shoulder any measure that would tend to increase their responsibility.

Something should be done to help these poor unfortunate victims and not allow them to be pitched outdoors with no place to go; in many instances to become destitute public charges.

The Emergency Housing Board, of which Rev. J. Milton Waldron is president, is making research into the matter and working energetically to formulate some plan that will be a means by which permanent relief may be guaranteed these residents.

The southwest and southeast sections, which contain most of these "yesores," were visited last week, and the impression conveyed was that immediate action was necessary in order to have suitable places ready for these tenants when they are ousted from their present location.

Rev. Waldron, however, is optimistic and believes things will come out all right. He expressed an opinion the other day that Congress in all probability will take care of the situation and not permit the city to become a dumping ground for its own wards.

Senator Wesley L. Jones, of Wash-

ington, has offered two bills, one providing for an appropriation from the Federal Treasury, and the other for a municipal bond issue, to build 4,000 model, sanitary, fire-proof dwellings for those rendered homeless, to be rented or sold them at cost. Either bill would answer the purpose and prevent the wholesale suffering bound to occur when the law goes into effect.

Engineer Commissioner Charles W. Kutz, on an inspection trip, representing the District Government, said that the alley population, principally colored, was 10,000, according to the last census, and that this number doubtless would be without homes when the new mandate became a statute.

Law or no law, these people should be cared for, and a government that deems it worth while to suppress vice in one form should not open a way for it to flourish in another.

To let loose vast hordes of humanity into the public thoroughfare, with the understanding that they must "root, little pig, or die," is shockingly shameful.

These evicted individuals are entitled to living quarters much better than the ones they had, and since the move is intended to improve the moral, social and sanitary condition of the Nation's Capital, no stone should be left unturned to see that this is done.

The issue is paramount, yet it is as equally important that the square deal should be given those likely to be inconvenienced and unable to cope with the new requirements.

SALE OF EX-SLAVES

LAND BRINGS \$32,000

Springfield, Ill., March 5.—Sale of eighty acres of improved land, one mile southeast of this city and a part of the estate of the late Nathan Smith, said to have been one of the city's wealthiest residents, netted \$32,000. The property was purchased by Joseph Bernard (white).

Smith at the time of his death, August 30 last, was said to be worth approximately \$50,000. He had large land holdings in the city and county. The decedent, who bequeathed his property to a number of nephews and nieces, was sixty-seven years old at the time of his death. When a young man he was a slave and when he came to this city he had but six dollars but by careful saving and investment he accumulated the fortune. Attorney A. Morris Williams, 713 E. Washington street, chief counsel for the administrators, conducted the sale.

Home Owning Increasing With Opening of Negro Additions in Dallas.

It will likely be a revelation to the readers of the Dallas Express to learn of the several choice residence additions that for six and one half years past have been on the market for Colored people. Recently the Editor of the Dallas Express went on invitation of the Ideal Development Company to inspect the newly opened IDEAL ADDITION to Dallas. The same people that for six and a half years have so successfully handled the way of selling additions, helping other additions for Colored people are now handling this new addition. In April of 1914 they put on the Elite Addition consisting of 214 lots; this addition has been completely sold out. They next took hold of Lincoln Manor No. 2 Addition with 752 lots and that has been practically sold out. Next came the Southland addition which also has practically been sold out. The latest is the new Ideal addition consisting of 450-2 acres of as fine land as there is in Dallas for a residence addition. This put up into 270 lots, and is being sold on terms so as to enable anyone to buy a lot.

It was surprising to see the hundreds of homes that have been built in these additions since they were put on, and there are now about 25 new homes going up. Banks Jackson owns a good general store and wood-yard. Lincoln Manor Baptist church, called the True Light Baptist church, owns four lots, a good two-story building. The Lincoln Manor Masonic Hall, Cherubim Lodge, U. D. F. A. M., have purchased three lots and are soon to erect a handsome two-story hall, the lower floor to be devoted for social purposes and the upper for lodge work and use. The Women's auxiliary recently purchased the adjoining lot, this organization being known as American Beauty Court No. 102, Heroines of Jericho. The good women of this community have also organized the Lincoln Manor Community Club, and have purchased two lots on which, in the near future, they also expect to build for special Kindergarten work and general welfare work among the community.

The owners of the addition have donated seven lots and a building for school purposes and there is a splendid city school now on the addition. The city also promises to build a new school house. There are four or five other churches belonging to both the Baptist and Methodist denominations. Mr. Amos Apperson is building a very handsome six-room cottage, and will establish a first class Laundry for the addition. A good store well stocked and also a restaurant is being operated by Mr. D. Biggins.

Among those who have bought lots in these various additions are: C. B. Claiborne, W. R. Richardson, Rev. J. L. Dickson of Gilmer, Texas; W. R. Page, J. W. Wilson, John L. Jones, R. T. Sedberry, Jessie Pruitt, Albert Robertson, Ed Hines, J. R. Jordan, F. H. Harrison, C. A. Benson, E. J. Burson, John W. Stewart, S. A. Hawthorne, Pauline Brigham, P. E. Wheeler, Ben Whitaker and Reuben Jones.

Many people who are renting when they first bought now own their own homes all paid for. It is the policy of the Ideal Development Company to assist so far as they can the owning of homes in Dallas, among the Colored people of the City, for some ownership will solve one of the great-

est problems now before the American people. Through the length and breath of America this matter of home ownership is being promulgated. Rents are so fearfully high, with no apparent outlook for them to come down Dallas is growing so fast, as to make it hard to find desirable additions.

We were told the owner of the Ideal Addition had been holding the land for some years for a great Dallas Industrial center, or for a good residence addition for white people, but when the managers of the Ideal Development Company went to him and showed him what they had done for the Colored people of Dallas in years past, he changed his mind and is now helping them build, and also of the still increasing need for other good additions for the Colored people of Dallas they finally got him to agree to turn his 45-1-2 acres over to them for a first class addition.

At the opening sale last week quite a number of good people bought lots; one man already has lumber on the ground to put up his home; others are now figuring for homes, but out of town people are writing and coming in to buy. It is expected that the entire addition will be sold out before a great while. There is nothing in paying rent, save rent receipts. It is now estimated that the United States needs over 500,000 homes to take care of its need. Cities everywhere are taking up and trying to solve the housing situation. The Dallas Chamber of Commerce recently showed that 1350 families had moved to Dallas, with only 275 homes built, in the last three months. Our people cannot do better than to think seriously about investing in Dallas residences, saving money with which to start a home and gradually paying same off until we become a people of property owning power.

The Ideal Addition offers opportunities to purchase good lots, at reasonable prices and on the very easiest terms. The Hon. Wendel Spence of Dallas, one of the best known attorneys of the city made a thorough investigation of the title to the Ideal Addition and says "the title is perfect." Abstracts are given with each lot, no interest or taxes are charged to buyers. The men comprising the Ideal Development Company are well and favorably known in Dallas, stand well, and people dealing with them may expect fair and straight dealing.

Negro Property In

Ga. \$54,585,301

The Savannah

VALUABLE AUTOMOBILES SHOW

DOUBLE INCREASE

Tribune

Total Increase of Valuation During

The Year was \$7,434,852

2-21-20.

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	1919	1918
Farm lands....	\$16,095,593	\$13,979,380
City and town		

property	15,208,043	13,987,665
Automobiles	1,860,261	946,031
Money and		
Solvent debts	563,079	701,538
Merchandise	392,632	267,969
Household and		
Household & kitchen		
furniture	5,334,688	4,519,300
Watches jew-		
elry, etc.....	65,151	41,233
Live stock.....	12,443,682	10,116,627
Dogs	41,171	39,219
Plantation & Mechan-		
ical tools.....	2,470,974	1,904,920
All other property	382,948	455,703

It will be noted that while all the particular items enumerated above show an increase, with the exception of "money and solvent debts" the value of automobiles owned by the Negroes shows a much larger percentage of increase than any other, having practically doubled within the year.

MOTON CO. ACQUIRES

139TH STREET HOUSES

The New York Age
Six houses on West 139th street, 314 to 321, will soon be occupied by colored families, according to an announcement from the Moton Realty Co., Inc., a corporation controlled by J. Douglass Wetmore, attorney at law, with offices in the World Building at 63 Park Row.

These houses are at present occupied by white tenants and are very desirable. One of them was leased three months ago to its present tenant at \$150 per month. Mr. Wetmore informs THE AGE that the company expects to sell these houses to colored buyers. Harry H. Pace, of the music firm Pace & Handy, is associated with the Moton Company in the transaction.

It is given out by the company that a prospective deal is in process for the acquisition of another plot of twelve houses in another section of the city at present occupied by whites. If this deal is successful the houses will at once be made available for colored tenancy.

The company is organized, of course, as a commercial proposition to secure a profit on its investments, but its officials also are anxious to aid members of the race by relieving to some extent the congested housing situation.

OKLAHOMA NEGRO GIRL

SETS \$1,000,000 ESTATE

The Dallas Morning News

She Executes Deed of Trust to Property to Prevent Being Dis-

possessed.

MUSKOGEE, Okla., March 4—Sarah Rector, 18 years old, is Oklahoma's first Negro millionaire heiress. Fearing an attempt to get possession of the wealth she inherited, the girl voluntarily executed a deed of trust covering all. Two men who have been her guardians will administer her affairs. Execution of the deed of trust probably will quash a petition filed by the girl's mother to have her declared incompetent and for the appointment of a guardian.

INVEST IN THE J. B. WOOD CO., INC.

2209 Seventh Ave.

Tel. Morning 7726



The New York Age
6/19/20

June 8th, 1920.
The NEW YORK TIMES of May 23rd, 1920, says: "It is estimated that the colored people have over thirty (\$30,000,000) million dollars in the Savings Bank in the City of New York. The information that is gathered by this paper can be considered as being reliable. How can we hope to succeed by allowing someone else to use our money when we ourselves are in need of it? Do you know that you cannot borrow any of this money which is in these banks? Then why not take some of the money out of the Savings Banks and invest in J. B. Wood Co., Inc., that is working in the interest of our people? We have just purchased the southeast corner of 129th street and Seventh avenue, on a contract a six-story elevator apartment house accommodating twenty-two families with 4-5-6-7 and 8 rooms (Private) to each apartment, with all the latest improvements and six stores. This building will show a gross rental of \$35,000 per year and a net income of about \$15,000 per year. If the people will support us in the great fight we are making we will soon change the housing conditions in New York City. You have nothing to gain by constantly preaching failure that is simply discouraging our people from investing their money in Negro enterprises. This type of Negro is only an enemy to the race.
Stock will be soon advancing to \$15 per share. We are now selling at \$10 per share.

J. B. WOOD CO., Inc.

THIS BANKS COUNTY NEGRO WAS A GOOD CITIZEN.

COMMERCE GA NEWS
AUGUST 19, 1920

When Jesse Bush died on the old Bush farm in Banks county a few days ago, Banks county lost one of the best negroes who has ever lived in the county. Hedo not hesitate to affirm that this was born on the old Bush home-negro was absolutely dependable stead 47 years ago, and had lived on the farm where he was born. Some of his white neighbors who knew him well stated when he died that in his death Banks county had lost one of its best

citizens. It is always a pleasure to the News to call attention to the life of such worthy negroes. Such lives should be held up as an example for others of that race of people. They furnish examples well worthy of emulation.

Harlem Passing to Negro Owners

BY JOHN E. NAIL
Of Nail & Parker.
Opp-34-20.
(From the N. Y. Evening Mail)

Real estate north of 125th street, which to-day is largely made up of colored tenements, has experienced, in my judgment, the most remarkable change within the history of colored people in the city of New York. Up to twelve months ago this property had practically no selling market. It was a class of real estate that had always been held by the people who had colored tenants more or less forced upon them. They did not own the property through choice. The ownership was the result of change that had been transpiring in this north Harlem district for the past fifteen years. The property was, therefore, allowed in the most part to deteriorate as far as the physical conditions were concerned, because most of the owners took no real interest in their property in this district.

Values have been steadily falling for years, and I believe that real estate in this district has been lower for the last twelve months than in any section of Greater New York, but the past twelve months has seen a great change take place—colored people themselves have become aroused to the value of investment in real estate and awakened the opportunities that Harlem offered. The result is that from private houses to the highest type of elevator apartments the control of these buildings is passing to colored ownerships. In short, these people are emulating what other racial groups in the city have done, who have established communities of their own and invested in the real estate in those communities. The larger propositions are being acquired by groups of people who have invested jointly, so that to-day many millions of real estate is under the control of colored people, and the surface, I think, has just been scratched.

The community has caught the spirit of investment, and I think it is a safe prediction to state that within two years properties from 125th to 150th street from the Harlem river to Eighth and Eleventh avenues will be solidly controlled by the people within the district. This will naturally tend to improve conditions along civic and social lines. The small store business of every character is gradually passing to the control of colored shopkeepers, and it is largely these shopkeepers that real estate is attracting.

The whole community is pulsating

with life, and the population, estimated at 120,000, is growing every day and expansion is necessary to house the people. I feel safe in the prediction that they will occupy in a short time the territory mentioned above, and with the whole general economic improvement being experienced by the residents of this district, it certainly means that they will become an economic force in the life of the city. I am wondering with all this change what the attitude of the mortgage lender is to be in the future. The arguments that were advanced in the past will not hold good to-day. The mortgage lender is going to be required to extend the same mortgage accommodations to colored owners of real property that is extended to other race groups, and the millions in the aggregate that are controlled by the district and throughout the city are going to be required by colored investors to receive unequal accommodations.

NEGRO TAX RETURNS \$2,118,732
According to Tax Receiver Baker, the Negroes of Chapman county made returns this year on property to the value of \$2,118,732, an increase of \$128,816 over the returns of last year. This is about the average increase which has been made by them during the past five years and shows that even though the high cost of living is taking almost every penny the necessities of life, yet the increase of taxable property which our people are getting from time to time goes merrily on. The report shows that there are over five thousand acres of land in the county returned by Negroes, a considerable increase over their land holdings of last year.

It is gratifying to note that many of our people in the county are still bending every effort to increase their holdings, in spite of the almost unprecepedent heights to which living expenses have soared.

FAMILY GETS BULK OF JOHN C. DANCY ESTATE

(Special to THE NEW YORK AGE)
Washington, D. C.—Livingstone College, the A. M. E. Zion educational institution at Salisbury, N. C., and the A. M. E. Zion Church Extension Society are the beneficiaries to the extent of \$100 each from the estate of the late John C. Dancy, who was secretary of the church extension department at the time of his death. The will was filed here for probate 2-18-20.

Mrs. Florence Dancy, the widow, is given an annuity of \$1,500 for life, and the properties at 2139 L street, northwest, (the family residence), and 1530 Church street, northwest. The only daughter, Mrs. Lillian G. Reed of Greensboro, N. C., is left the house at 2114 Ward place and a life annuity of \$600 per annum. John C. Dancy, Jr., an Urban League secretary at Detroit, is willed the property at 2102 Ward place, and the other son, Dr. Joseph Price Dancy, is given the house at

2010 Thirteenth street, northwest. Other bequests are \$50 to a sister Mrs. Ella M. Boyd of Tarboro, N. C. and \$100 each to the late Mr. Dancy's mothers-in-law, Mrs. Coleman and Mrs. Stevenson. The residuary estate is to be divided equally between the three children.

LOUISIANA FARMER BECOMES MILLIONAIRE

The Pittsburgh Courier
Shreveport, La., June 19.—Charley Jackson is a millionaire. His little farm, located in 24-21-8, in Claiborne parish, now has many producing wells on it, some of them being among the largest producers in the Homer field. Two of the wells were drilled by George Baird, each having a production of approximately 5,000 barrels, and the Louisiana Oil & Refining Corporation, the Arkansas Natural Gas Company and others have some of the best producers that have been drilled in the shallow sand in the Homer field. Still others are being drilled, and no dry holes have yet resulted on Jackson's land.

This is only one instance of the sudden transposition of a Negro from the class of a poor farmer to a millionaire oil man. Two others can be mentioned in connection with the development of the wonderful field in Claiborne parish. One of these is William Chatman, who is drawing a good fat check each month from royalties for oil produced on his land, and William Hardy, another Negro, upon whose land the Frost Oil Company has four wells, which it is reported were recently sold for \$1,500,000.

NEW YORK CITY TIMES JULY 5, 1920 NEGRO WOMAN FINDS RICHES

Deed Lost 20 Years Makes Her Owner of Oyster Bay Property.

Mrs. Mary A. Barney, a negress, of 3 Jagger Avenue, Flushing, has become suddenly rich by obtaining possession of some valuable property through the discovery of a deed dated Nov. 21, 1848, which had been lost for some twenty years. The deed conveyed the property to Mrs. Barney's grandfather, Daniel Bayman, but because of the disappearance of the papers and the failure to record the deed at the time of the transfer the ownership could not be legally established. The deed was recently found among some old papers, and gives Mrs. Barney entire possession of sixteen acres of property at Oyster Bay overlooking the Sound.

The present occupants have agreed to vacate the land, and as soon as the necessary legalities have been fulfilled Mrs. Barney will become undisputed owner of the property.

Wealthy Race Man Dead

TUSCALOOSA, Ala., April 8.—Oscar Taylor, the wealthiest Race man in Tuscaloosa county, died here recently at his residence. He invested his savings in Tuscaloosa real estate many years ago and was reported to be worth from \$75,000 to \$100,000.

Property - 1920

INVEST IN THE J. B. WOOD CO., INC.

2209 Seventh Ave.

Tel. Morning 7726



June 8th, 1920.

The NEW YORK TIMES of May 23rd, 1920, says: "It is estimated that the colored people have over thirty (\$30,000,000) million dollars in the Savings Bank in the City of New York. The information that is gathered by this paper can be considered as being reliable. How can we hope to succeed by allowing someone else to use our money when we ourselves are in need of it? Do you know that you cannot borrow any of this money which is in these banks? Then why not take some of the money out of the Savings Banks and invest in J. B. Wood Co., Inc., that is working in the interest of our people? We have just purchased the southeast corner of 129th street and Seventh avenue, on a contract a six-story elevator apartment house accommodating twenty-two families with 4-5-6-7 and 8 rooms (Private) to each apartment, with all the latest improvements and six stores. This building will show a gross rental of \$35,000 per year and a net income of about \$15,000 per year. If the people will support us in the great fight we are making we will soon change the housing conditions in New York City. You have nothing to gain by constantly preaching failure that is simply discouraging our people from investing their money in Negro enterprises. This type of Negro is only an enemy to the race.

Stock will be soon advancing to \$15 per share. We are now selling at \$10 per share.

J. B. WOOD CO., Inc.

Bulk Of Dr. Anderson's Estate Goes To Young Woman And Sisters

Harrodsburg, Ky., Feb. 14.—(News Special)—The will of

Dr. J. S. Anderson, noted herbalist, formerly of Kingston, Tenn., often referred to as the "Indian Doctor," has been made public and shows that his more than half a million dollar estate, including four lots and six buildings at Kingston, Tenn., 374 acres of farm land in Pulaski County, estimated to be worth \$100 per acre and an automobile, goes to Miss Dessie Darland, a young white woman, former school teacher of Harrodsburg, who went to Kingston as a patient of Dr. Anderson, but remained as his private secretary. Her two sisters, Misses Myrtle and Bertha, jointly receive a house and lot in Ferguson, Pulaski County.

East Tennessee News 2-19-20

Referred To As Indian Doctor," is said to have effected cures, some chronic cases, which were considered wonderful. He was a thoroughbred Negro, having been known from birth by many East Tennesseans. For many years he operated at Kingston, Tenn., a little village near Harriman, and erected large sanitariums there to care for the hundreds of patients that flocked to him from all sections of the country. Included in his great number of patients are said to have been men and women of wealth and distinction. He caused the eyes of the country to center on the little town in which he practiced.

His career was rather a stormy one in Tennessee and as the result of certain indiscretions, involving a young white girl, he was haled before the courts and later forced to leave for Kentucky where he plied his trade.

He gave several thousand dollars to the State University of Kentucky, for a closed, shortly before his death which occurred several months ago.

RICH NEGRO GIRL

Makes Her Fortune

Fearing Attempt to Rob Her,

Sarah Rector Signed

Deed of Trust

3-13-20.

Fearing an attempt to spirit her away and rob her of her vast wealth, Sarah Rector, reputed richest negro girl in the world, voluntarily place her \$1,500,000 estate beyond ever her own reach yesterday a few hours after she became of age and assumed unrestricted control of her riches.

She executed a deed of trust, covering her entire estate and naming M. G. Young, who with J. A. Looney was her guardian when she became of age yesterday, and T. B. Porter, her former guardian, as trustees to serve under \$150,000 bond.

Safeguards Her Property

Unlike most of the rich wards of the county court who for weeks in advance plan how they may spend their money when they become of age and get unrestricted possession of their estates, Sarah Rector and her parents, Joe and Rose Rector, have been planning for months

how they might safeguard the great fortune and avoid the pitfalls that might be made by unscrupulous men seeking to rob her.

Before the news became generally known that the girl was soon to become of age, she and her parents left their home in Kansas City.

There whereabouts were not made known until ten days ago, when a petition, signed by the mother, was filed in the county court asking that the girl be declared incompetent and that a guardian be appointed as soon as she became of age yesterday.

Petitioned Court.

The petition bore the seal of a Los Angeles notary public. The petition itself isn't thought to have been a part of a carefully arranged program designed to protect the girl. Had she been spirited away, the case would have been pushed in an effort to have a guardian appointed and to invalidate any instruments the girl might have signed through force or persuasion.

The girl and her parents came to Muskogee yesterday without even notifying the court. They went to the office of W. E. Dis-

ney, who filed the petition in the incompetency case and who was retained, several weeks ago to help protect the girl, and there the trust deed was executed. The girl and her parents immediately drove to the country to visit relatives, announcing they would not return until late and shortly before time to board the train for Kansas City, where the girl will re-enter school now that her fortune has been safely disposed of, her attorney said.

Rectors Are Gun-Shy.

"They are terribly gun-shy and won't talk to anyone," Mr. Disney said last night. "They are still somewhat afraid some effort might be made to steal the girl."

"Various plans were made to take the girl and attempt to get her fortune but Sarah and her parents have profited by the ex-

perience of other wards of the court and have kept away from all persons whom they suspected," Mr. Disney said.

Eight years ago, according to Joe McMurray, bailiff in the county court, the entire Rector estate could have been bought for about \$1,500. It consisted of her barren, rocky allotment which was apparently almost worthless.

It had so little value then that no offer was ever made for it. Today it, and the oil that has been produced from it, is valued at more than \$1,500,000.

FORMER SLAVES OF VALUABLE OIL LANDS

Muskogee, Okla., April 2.—Misrepresentation and fraud in getting a 3-year oil and gas lease on property of two old former slaves is charged in a suit brought in superior court by Hannah and William James against W. A. Peterson (white).

Hannah and William James are each 74 years old, unable to read or write, and ignorant of business methods, the petition states. They have known Peterson for many years and had utmost confidence in him until the events on which the suit is based.

The plaintiffs claim Peterson had them sign an oil and gas lease on their property, telling them it was a six-months' extension of an existing lease, and promising to drill a well within a six months' period, which expires next month. They charge also that he had them sign away their rights to part of their royalty, which they signed only because they believed the original lease was still in effect and would expire at the end of the six months' extension. They ask to have the oil and gas lease canceled.

Millions of Dollars In Harlem Realty

Homes Are Bought And Colored Investors Stop Rent Paying

Out-of-Town Buyers

North Carolina Woman Invests \$50,000-- Jacksonville Men Make up Fund of \$110,000 to Buy Harlem Property

There are twenty-one Negro real estate offices in Harlem doing business of varying proportions. Some are negotiating big property deals from offices impressively furnished with mahogany and fine thick rugs, and others are doing a less pretentious business with only desk room, or in improvised offices in back parlors. No matter where they are, however, they are all doing business, because there is plenty of real estate business to be done in Harlem.

Many millions of dollars are being poured into the Harlem real estate market by Harlem people who are buying homes to save themselves from profiteering landlords, and by enterprising people with capital who find Harlem real estate a paying investment.

In the investigation of real estate conditions by THE AGE representative, information was not available as to just how much of this business each real estate man is handling. Most of the brokers interviewed were inclined to keep this information to themselves.

The pioneer firm of Nail and Parker, 145 West 135th street, is doing easily the largest business in Harlem. Such companies as the Terry Holding Company, 202 West 140th street, the Sarco Realty Company 214 West 141st street, the J. B. Wood Corporation, 2209 Seventh avenue, and the J. M. Royall Company 21 West 134th street, also do a substantial business.

Of the smaller companies it can only be said that each does as much business as the enterprise can get for it and as much as its facilities will allow.

Policies and Plans.

More definite information was gotten from the real estate men concerning their policies, their opinion of real estate conditions in Harlem and their plans to meet them.

Most of the brokers seem agreed that

make real estate investments for them in Harlem to the amount of \$110,000. Other brokers showed similar marks of confidence from both northern and southern clients.

FAMOUS ASTOR BLOCK SOON TO BE OCCUPIED BY NEGRO TENANTS

Colored Owners Have Bought Five Houses of the Astor Row on West 130th Street.

New York, Nov. 21.—Harlem's famous block of Astor Row houses, 130th street, between Fifth and Lenox avenues, will soon be occupied entirely by colored residents. For more than half a century that block has maintained its reputation as one of the most attractive and exclusive home centers in that area. The so-called Astor houses comprise twenty-eight neat three-story dwellings on the south side, beginning at 8 West 130th street, just west of Fifth avenue, and extending to 62, near the Lenox avenue corner. Set back from the street with a pleasant lawn patch in front of the long porch attached to each house and shaded by good-sized trees, the block for many years presented a picture of domestic tranquility and comfort which few other dwelling blocks in the city possessed.

The houses were built more than half a century ago by the Astor estate, and for a long time were so much in demand that there was a waiting list. The north side of the block is occupied by dignified brownstone, highstoop residences, and near the Fifth avenue end stands the artistic Presbyterian Church of the Puritans, with its ample yard and fine trees. Architecturally it is not exceeded by any other church edifice in Harlem, and few religious edifices in the city can show in their interior fittings so much beautiful wood carving, the greater part of which was done by a former pastor, the Rev. Dr. Edward L. Clark, a brother of a former president of the New York, New Haven & Hartford Railroad.

All of the Astor row of houses are now occupied by white tenants, but the permanency of their occupancy was shattered a week ago when it was announced that twenty of the houses had been sold. They include ten on the east and west sides of the block front, the eight of the center being controlled by the Van Allen branch of the Astor family and for the present they cannot be bought.

James H. Cruikshank, a realty oper-

ator, purchased the twenty houses and he stated yesterday that he had sold five of them to colored buyers for occupancy. They include those at 8, 20, 22, 24 and 26. The present tenants have short-term leases with ninety-day cancellation clauses so that the new colored owners, if they wish, will be able to move into the 130th street houses within three months.

In the rear of these houses, at 1 to 25 West 129th street, is a row of thirteen old highstoop homes which have always been well kept and owned, until a week ago, by the William Waldorf Astor estate when they were sold through the Farmers Loan & Trust Company to Leonard Weill. It is understood that Mr. Weill is holding them for re-sale to white tenants, but whether that will be successful is problematical as several properties in that block have been acquired by colored interests and colored tenants are now living in some of the flats. The big seven-story Smithsonian apartment houses on the southeast corner of Lenox avenue and 129th street, one of the best houses of its type ever erected in Harlem, a little more than twenty years ago, was purchased by a colored investment concern last season and of land, a considerable part of which is while now occupied by white tenants with leases until October 1 next, it is said that after that date the house will be used for colored families.

A short time ago the Rev. Dr. Robert Bruce Clark, pastor of the Church of the Puritans, resigned and it was rumored last week that the splendid edifice will eventually be sold to a colored congregation. The late Judge Daniel P. Ingraham lived for many years at 39 West 130th street, and Captain George P. Rhoades, well known in military circles for many years and captain of a Seventh Regiment company, occupied the house at 53 West 130th street. In 129th street lived many of Harlem's best known citizens half a century ago and less. That thoroughfare, by the way, was the first street in Harlem to be paved. That was in 1832, when it was paved from Third to Eighth avenue, largely through the influence of Charles Henry Hall, a city alderman and one of Harlem's wealthy residents for many years. Some of the fine elm trees which he had planted at that time remained in good condition until ten years ago.

The Lenox avenue corner of 129th street, the northeast corner, is one of the curious sights in the city. It has been practically unchanged from the days when Harlem was a village. On the immediate corner has stood for years a small greenhouse to which the ancient wooden shack used for living quarters was added a few years ago. The large vacant corner parcel was until last year used for gardening. It is now very much run down, the green-

house is falling to pieces, and it is a pathetic reminder of the cheerful days of long ago when Harlem presented some of the most attractive rural beauties to be found on Manhattan Island.—New York Times.

TEXAS NEGRO LEAVES \$2,000,000

Charles Brown, Who Had Land Under Oil Lease, Dies at 90.

WEST COLUMBIA, Tex., Sept. 14.—Charles Brown, who died at his home here a few days ago at the age of 90 years, was probably the wealthiest, but one of the most undistinguished, Negroes in the world. He is believed to have left a fortune of considerable more than a million, some estimates placing the figure at \$2,000,000.

It is known that Brown owned at the time of his death about 3,600 acres of land, a considerable part of which is in the heart of the wonderfully productive West Columbia oil field, all undivided. He received an enormous revenue from oil wells under the one-eighth royalty clause which is in all the lease contracts. He was also a successful farmer during his long life. He leaves a family of seven children and a number of grandchildren. Although the aged Negro did not set store by a reckless display and expenditure of money, he was liberal in providing for his children.

Brown's physical and mental condition was vigorous up to a few days before he died. He made no change in his manner of living when fortune came to him. He was a familiar figure on the streets of West Columbia and surrounding country. Frequently he was seen driving along the roads and streets in a farm wagon. Although his children rode in high-priced automobiles their father was content to follow the even tenor of his old life. He was always held in the highest respect by the white people of the town and section.

JONES WILL PROBATED

Dayton, Ohio, Feb. 20.—The will of the late Moses H. Jones, for a number of years a practicing attorney, has been probated. He leaves an estate valued at \$35,000, of which his wife, Mrs. Florence Jones, was named as executrix. The will provides that Mrs. Amelia J. Felton, a sister of the deceased, should receive \$5,000; Miss Phyllis Waters, a distant relative, \$500; Miss Ada M. Scott, his office assistant, \$3,000. The will also provides that following the death of Mrs. Jones the remainder of the estate shall go to the Y. M. C. A.

Property - 1920

BUSINESS PROPERTY VALUED FOR TAXATION LOWER THAN DWELLINGS BY 20 PCT.

Peak of Values Apparently at Southwest Corner of Fifth and Broad Streets \$5,000 a Foot—Highest Priced Land Downtown is North-west Corner of Eleventh and Main Streets \$3,000 a Front Foot—Values Increase on North Side of Broad.

The Richmond
While business property apparently has been assessed at 50 or 60 per cent. of its sale value, residential property has apparently been assessed at something like 75 per cent. of its value. Inspection of the report of the state assessors filed yesterday with the hustings court is said to disclose. The assessment, subject to the approval of the state tax board, will be the basis for property taxation both for the city of Richmond and the state of Virginia for the next five years.

The peak of values in Richmond is apparently at the southwest corner of Fifth and Broad streets where a valuation of \$5,000 per front foot has been placed. The peak value on Main streets where the property has been valued at \$3,000 per front foot.

The larger buildings in the city have been assessed for taxation as follows:

Jefferson hotel \$566,830; Murphy's hotel \$1,089,590; Richmond hotel, 447 440; Stump's hotel \$125,000; Rueger's hotel \$253,000; Travelers' building \$312,660; First National bank \$846,040; Mutual building \$990, 970; American National Bank 627, 680; Times Dispatch building \$277,880.

OWNERSHIP BY RACES

Striking figures are shown in the comparative value of property owned by whites and Negroes as follows: Total white \$155,423,710; total colored \$2,966,190.

Property is owned by colored people as follows: Jefferson ward \$391,720; Clay ward \$94,910; Lee ward \$1,126,950; Madison (southside) \$330,480; Madison (northside) \$1,016,930.

It is stated that the colored race might have made a slightly better showing were all its members to be careful to give the necessary information to court clerks when purchases of property are recorded as deeds. It is pointed out by real estate agents that always show whether the purchaser is white or colored. On the face of it is the belief of the assessors that

the figure the total property owned by Negroes shows little increase in value as the 1915 assessment showed: Total white, \$117,216,367; total colored \$2,841,111.

INCREASE ABOUT 32 PER CENT

This shows a total increase over 1915 for the white race of \$38,207,343 or 32 per cent and a total increase for the colored race of \$125,079 or 4.04 1-2 per cent. It was erroneously said yesterday afternoon that the increase over five years ago was about 50 per cent.

The report indicates that Richmond is to a large extent a city of home owners. In Jefferson ward there are 5,031 white and 602 separate property owners. In Clay ward there are 5,342 white and 101 colored property owners. In the Southside of Madison ward (South Richmond) there are 3,073 white and 436 colored property owners. In the north side of Madison ward there are 2,041 white and 342 colored property owners. In Lee ward there are 7,721 white and 784 colored property owners making approximately 25,000 separate owners of property in Richmond and even after making a liberal allowance for possible duplication of names.

ON NORTH SIDE OF BROAD.

A striking feature of the report is the increase in values on the north side of Broad street between Fifth and Ninth, a section which was at one time advertised as the 'wrong side' of Broad, and which has in recent years become the center of the movie industry and on which much important building has been done since the last assessment. Some of the assessors are inclined to attribute a part of this increase in value to prohibition and the consequent elimination of bars on this part of Broad street. Between Fourth and Fifth streets the north side of Broad street was assessed in 1915 at \$337,910 in 1920 at \$467,570 an increase of \$129,660. Between Fifth and Sixth the north side was valued in 1915 at \$375,600 and in 1920 at \$526,970 an increase of \$151,370. Between Sixth and Seventh the north side of Broad was valued in 1915 at \$406,700 and in 1920 at \$604,600 an increase of \$197,900. Between Seventh and Eighth the north side of Broad was valued in 1915 at \$402,460 and in 1920 at \$580,410 an increase of \$177,950. Between Eighth and Ninth the north side of Broad was valued in 1915 at \$354,680 and in 1920 at \$448,200 an increase of \$93,520. The total for these five blocks on the 'wrong' side of Broad street was in 1915 \$1,877,350 in 1920 \$2,627,750 an increase in the five year period of \$750,400 an increase of approximately 40 per cent.

Between Eighth and Ninth the north side of Broad was valued in 1915 at \$354,680 and in 1920 at \$448,200 an increase of \$93,520. The total for these five blocks on the 'wrong' side of Broad street was in 1915 \$1,877,350 in 1920 \$2,627,750 an increase in the five year period of \$750,400 an increase of approximately 40 per cent.

the new valuations are very moderate on this property and that no one of these blocks could now be bought for less than twice the amount for which they are now assessed.

The highest assessment per front foot in the city is at the southeast corner of Fifth and Broad streets—highest at Eleventh street, the north east corner of Main and Eleventh being valued for taxation at \$3,000 per front foot. The Merchant National bank property at the southeast corner is valued at \$2,700 per front foot. O. H. Berry and Co's. corner at the southwest corner is assessed at \$2,800 per front foot. The American National bank at the southeast corner of Tenth and Main streets is assessed at \$2,900 per front foot.

JUDGE TERRELL'S ACTION STOPS D.C. RENT COMMITTEE

City Court's Colored Justice Renders Decision Which Stirs Entire District and Landlord-Tenant Cases Go Back to Courts

Washington, D. C., July 1.—The Washington Post makes the following report of the far reaching decision of Judge Terrell:

To Abide by Ruling.

The second act was the decision in chambers late yesterday afternoon of Judge Robert H. Terrell of the municipal court that his tribunal is bound by the word of the court of appeals. As a result the municipal court will today resume active jurisdiction over landlord and tenant cases.

The opinion of Judge Terrell, refusing the request of the Department of Justice that at last the power to fix rents be left in the hands of the Ball rent board, stated that it is by far best to leave the matter in the hands of some orderly tribunal which will proceed in a manner that will afford justice to both landlord and tenant. He said that in his opinion the municipal court is bound to do the bidding of the higher court here regardless of how the individual members feel about the rental situation.

"I am of the opinion that there can be no relief for those who feel themselves aggrieved by the present situation," said the judge, "except by some further action of the court of last resort, or by some legislation in Congress."

Palmer's Aid Loses Plea.

With this opinion Judge Terrell overruled the motion made earlier in the day by Henry H. Glassie, As-

sistant to the Attorney General, who asked that landlords be checked in their efforts to get the upper hand on tenants and subject them to hardship, now that the Ball rent law is no longer in effect.

The mandate which the Court of Appeals sent to the District Supreme Court left no question in the mind of the lower courts that the appellate tribunal meant what it said when it declared the Ball act "totally void." This decision was made by Justices Robb and Van Orsdel. Chief Justice Smyth dissented.

The mandate sets at rest the contention of the Department of Justice that the Court of Appeals declared only a section of the Ball rent law invalid as being unconstitutional. The mandate did not become public until after the three-hour argument in the municipal court before Judge Robert H. Terrell, which earlier in the day attracted scores of landlords, tenants, lawyers and interested friends. The argument began at 11:30 o'clock, and was not over until 2:30 p. m.

Glassie's Main Contention.

The principal point raised by Mr. Glassie was that appeals should be permitted to be taken direct from the rent commission to the Court of Appeals instead of dragging the matter through the intermediate courts. He also suggested that Judge Terrell send to the rent board all cases in which the reasonableness of rent paid is the question at issue. These new powers suggested for the rent commission would not authorize that body to have jurisdiction in cases where possession of the premises was involved. Judge Terrell's ruling, in part, is as follows:

"I am of the opinion that this court must continue along the lines of procedure in landlord and tenant cases which has been its rule since the highest local judicial tribunal spoke in the case of Hirsch versus Block. I can not see how the municipal court can take any other course than the one along which it is now moving in these all-important cases. It is far better to have some definite rule of law and court procedure than to attempt something that would again throw the community into confusion as to rental conditions and the remedies between landlord and tenant in the District of Columbia.

"Under the circumstances, I am of the opinion that there can be no relief to those who feel themselves aggrieved by the situation as it is now, except by some further action of the court of last resort or by some legislation in Congress.

"The motion, therefore, to reconsider the rule laid down in the prosecution of landlord and tenant proceedings in this court is overruled."

Left \$150,000 Estate

Philadelphia, Pa., May 26.—John S. Durham, first colored graduate of the University of Pennsylvania, late counsel for San Domingo and Minister to Haiti, died at London recently and left his wife an estate of \$150,000.

LINCOLN PARK NOW OPEN TO AFRO-AMERICAN

Highly Desirable Residential Sites Selling On Easy Terms

—Has City Improvements

Another desirable and well located residential section has been opened to colored people by the firm of Harper Bartlett & Comptny. The property is adjacent to Oakwood, directly on the Ocean View car line and is bordered by the Little Creek and Sewalls Point roads—all leading directly into the city. Appropriation has already been made for the paving of the Sewalls Point road and work will begin on this in the near future. When this road is completed even better facilities of transportation will be provided.

A large force of laborers are now at work clearing the plot and grading the streets and sidewalks. No lots in the plot will be less than 50x140 feet and some lots will be one-fourth acre. These lots will sell from \$300 to \$550 on easy terms. The title to each lot is guaranteed by the owner.

Lincoln Park opens up a splendid opportunity to those who have been so long oppressed by the rent profiteers, who for years have been paying for homes but have as a result of their spending only a bunch of rent receipts, but, no land and no cash. The lots in Lincoln Park are large enough to afford a comfortable home to live in, a barn or garage, a garden, some chickens and pigs, and, best of all, a playground for the children.

Real living, and an excellent opportunity to combat the foot and rent profiteers. In less than ten years one will be able to pay for their home out of the amount saved in rent and food. To live in Lincoln Park, out of the city congestion, will mean more wholesome surroundings, better health and more happiness.

An eighty-pound pressure water main is already on the property, giving the residents the benefit of city water. Arrangements have also been made with the power company for electric lights. The property is ad-

adjacent to one of the best county schools and good churches. In securing a home the first objectional features would be a lack of religious influences and educational facilities. Lincoln Park will be well supplied with these.

There are less than two hundred lots in the plot and they will be sold to the first applying for them. Those desiring the best lots will have to apply early, as none will be reserved. There will be no expense attached to an inspection of the property, as Messrs. Harper and Bartlett will gladly place their car at the disposal of any prospective purchasers. See their announcement on another page of this paper.

THE RICHMOND PLANET
We have received a copy of the very able annual report of Hon. C. Lee Moore to Governor Westmoreland Davis, for the fiscal year ending September 30, 1919. We are of the opinion that the work done by this man working, skilled and patriotic official will compare favorably with any similar achievement by any official in any State of the Union. That part relating to colored people is of particular interest to us.

It shows the number of acres of land owned by the colored people as follows: (1,723, 478) one million, seven hundred and twenty-three thousand, four hundred and seventy-eight. The value of this land is (\$10, 639, 765) ten million, six hundred and eighty-nine thousand, seven hundred and sixty-five dollars. The total value of real estate owned by colored people with ten counties omitted, the reports not being received in time for this report is (\$32, 347,524) thirty-two million, three hundred and forty-seven thousand, five hundred and twenty-four dollars.

The value of the personal property owned by colored people is (\$14,392, 027) fourteen million, three hundred and ninety-two thousand and twenty-seven dollars..

This makes the total value of the property of the colored people of this State, both real and personal in excess of (\$46,739, 551) forty-six million, seven hundred and thirty-nine thousand, five hundred and fifty-one dollars. The colored people of Richmond own (\$2,654,011) two million, six hundred and fifty-four thousand and eleven dollars worth of real

estate. The colored people of Norfolk own (\$1,918,800) one million, nine hundred and eighteen thousand, eight hundred dollars worth of real estate. The colored people of Lynchburg come next with (\$1,141,470) one million, one hundred and forty-one thousand, four hundred and seventy dollars. Then comes Portsmouth with (\$1,141, 470) one million, one hundred and forty-one thousand, four hundred and seventy dollars.

Petersburg colored folks own (\$974, 340) nine hundred and seventy-four thousand, three hundred and forty dollars worth of real estate. The colored people of Newport News, Va., own (\$777, 865) seven hundred and seventy seven thousand, eight hundred and sixty-five dollars worth of real estate. The colored folks in Roanoke own, (\$622, 860) six hundred and twenty-two thousand, eight hundred and sixty dollars worth of real estate. The people of Danville own (\$537,915) five hundred and thirty seven thousand, nine hundred and fifteen dollars worth of real estate.

The colored people of Charlottesville own more property than the colored people of Alexandria, Va. The value of the property in the first named city is (\$323,017) three hundred and ninety-nine thousand and ten dollars and in the latter city, (\$258,145) two hundred and fifty-eight thousand, one hundred and forty-five dollars. The colored people of Suffolk own (\$215,335) two hundred and fifteen thousand, three hundred and thirty-five dollars worth of property.

This will prove to be interesting information to those cynics, who seem to believe that the colored folks are retrograding. Where we lose on the one hand, we make up on the other. Driven from politics and isolated, we are building a nation within a nation and the progress of the past fifty years indicates that the golden era of progress for the colored people lies in the hundred years yet to come.

Farmer Leaves \$100,000
Brenham, Tex., April 23.—The will of Miles Motley, an aged farmer, who died near Marshall Hill recently, has been made public and discloses an estate to the value of \$100,000, half of which he bequeathed to the deceased and half to his wife. Motley left his share to his wife. 4-24-20.

Colored Harlem Retailers

Conduct Up-to-Date Shops

The New York Age
Great Increase in Number of High-Class Butcher Shops, Grocery Stores and Dry-Goods Establishments

Grocers Show Big Growth

Well-Appointed Businesses are Being Conducted by All Elements of the Race—Have Caught the Modern Spirit

There is a gradual increase in the number of colored retail dealers in Harlem. Meat markets, grocery stores and dry goods shops are being opened here and there in Harlem with gratifying steadiness and are bearing up well in competition with longer established white enterprises.

The grocery business shows the greatest growth. Harlem has now some eighteen colored grocery stores as against less than half that number five years ago. Some of these stores are wide-awake enterprises with well-stocked shelves and with live courteous service behind the counters. Others are still handicapped by the sleepy, blundering spirit that has retarded for a long time the growth of Negro business.

Caught Modern Spirit.
There are fewer of these backward, inefficient grocery stores, however, than up-to-date, progressive ones. Most colored Harlem stores have caught the modern spirit of efficiency, service and sound business and are profiting by it and growing.

The Victoria Market, Lenox avenue and 138th street, C. W. Anderson, proprietor, seems to have caught this spirit and seems to be profiting by it. Meats and groceries are sold at the market and are passed over the counter by courteous, quiet-moving men who know their business.

The Church Alliance Store at 158 West 143rd street, an incorporated grocery enterprise with W. F. Campbell as manager, appears to be enjoying steady patronage also, as do the Gem Grocery at 110 West 137th street, the West Indian Product Co., at 47 West 135th street, the Traveling Market at 2254 Fifth avenue and the Intercolonial Supply Corporation at 2436 Seventh avenue. Thomas Daly president, which does some export business with the British West Indies and West Africa.

Black Hebrews Sell Meat.
One of the most interesting colored meat and grocery businesses in Harlem is the Harlem Meat Market at 2367 Seventh avenue. This business is operated by members of a colored Hebrew sect, which seems to have a considerable following in Harlem. It is interesting to note that these black Hebrews operate their grocery and meat business with the same shrewdness and aptitude at bargaining that characterize their brethren of the white race.

The largest colored business in Harlem that deals in meat only is operated by Joseph Moron, successor to the Weaver Brothers. Mr. Moron's butcher shop, the Smithfield at 517 Lenox avenue, deals in fresh and corned meats, hams and bacon only and is not run in conjunction with grocery or vegetable departments, as are many colored meat businesses.

The Dry Goods Business.
Retail dry goods business has not been attempted by many colored men in Harlem. There are but two going businesses—The Berry and Ross retail store at 67 West 135th street, of which detailed mention was made in last week's business article, and the Unique Dry Goods Store operated by Vaughn and Gibbs at 33 West 135th street. Vaughn & Gibbs have been in the dry goods business for three and one-half years and they hope, in consideration of growing patronage, to establish other furnishing stores at points of vantage in Harlem.

Another Haberdashery.

Eichelberger & Murdaugh, both of whom served with honor as officers in the great war, have now settled down to the peaceful business of serving as haberdashers to Harlem gentlemen of taste and fastidiousness. Handsome scarfs and delicate and durable shirts, according to preference, are offered for sale at attractive prices. Their store is located at 224 West 135th street. Clark & Garrett, tailors, are conducting their business at the same place, in conjunction with the haberdashery, and are doing a fine class of work.

Correction.

Note:—An error was made in the business article on real estate which appeared in The Age of June 31. The firm of Nail & Parker was called the pioneer real estate firm of Harlem. As a matter of fact, the Payton Realty Company, 127 West 141st street, deserves that honor.

In the article of August 7, Norman, the Lenox avenue haberdasher, was described as a new colored business departure, but this business is conducted by white men, only employing a colored man as clerk.

WEST TEXAN DIES MILLIONAIRE.

Charles Brown, Farmer Leaves Estate of \$2,000,000.

West Columbia, Texas, Sept. 30.—Charles Brown, who died at his home here a few days ago at the age of 90 years, was probably the wealthiest, but one of the most unostentatious, Negroes in the world. He is believed to have left a fortune of considerably more than a million, some estimates placing the figure at \$2,000,000.

It is known that Brown owned at the time of his death about 3600 acres of land, a considerable part of which is in the heart of the wonderfully productive West Columbia oil field, all under lease. He received an enormous revenue from oil wells under the one-eighth royalty clause, which is in all the lease contracts. He was also a successful farmer during his long life. He leaves a family of seven children and a number of grandchildren. Although the aged Negro did not yet store by a reckless display and expenditure of money, he was liberal in providing for his children.

Brown's physical and mental condition was rigorous up to a few days before he died. He died. He made no change in his manner of living when fortune came to him. He was a familiar figure on the streets of West Columbia and surrounding country. Frequently he was seen driving along the roads and streets in a farm wagon. Although his children rode in high-priced automobiles, their father was content to follow the even tenor of his old life. He was always held in the highest respect by the white people of the town and section.

Property - 1920

BANKERS BACK MANN'S HOUS.

Chicago Whip

Eugene F. Manns, of 5003 State St., Chicago, a colored real estate expert, has by means not ordinarily used by business men of his kind been successful in relieving the housing tension and congested living conditions among colored people of Chicago. Mr. Manns, a quiet unassuming kind of a fellow with few words, whose hair is streaked with grey, has by his own untiring efforts secured nine apartment buildings, two hundred and fifty-two flats after housing commissions, government experts and real estate boards had failed in this task.

UNSANITARY CONDITIONS MOVE MANNS.

Because of the unsanitary conditions among colored people in Chicago, who have been crowded into such close quarters that vermin, contagion and disease threatened the vitals of the whole city, Mr. Manns for six months used all available means to relieve the situation. His first plan was a gigantic apartment building under the first mortgage system. Failing to get the co-operation of the prominent citizens of his race, he immediately took the housing problems as it exists in cold blood to the white financiers of the city and explained to them the inherent dangers involved in the conditions among colored people. So firm and insistent was he in his demands that he was able to convince these men that the health of the community outweighed the private whims of those who would have Negroes live in confined sections. Through the influence of these men, long time leases were secured by Mr. Manns on some of the most valuable and choice residential properties in the city.

NEW YORK WIRES MANNS.

The real estate experts of New York, who have been confronted with a more acute and an equally difficult problem sent telegrams to Eugene F. Manns asking him to immediately "Come over to Macedonia and help them". The Chicago Whip reporter, after investigating the housing proposition in New York found that 200,000 Negroes were locked in a confined acreage of less than one half square mile in Harlem and after taking these issues up with Mr. Manns, asked him what could be done. His nonchalant answer was, "My first duty is in Chicago". It is extremely interesting to note that Doubting Thomases and cynics among Mr. Manns' own people have stated that he will fail, but the signed leases and the correspondence bearing the sig-

natures of those men who control most of Chicago's wealth has convinced those who are opened to conviction that a colored man single-handed has done more to relieve the housing tension than all community uplift societies and blind real estate theorists together.

MANNS SAYS NOTHING.

When the reporters of the daily newspapers sought to interview Mr. Manns, he said that he had nothing for publication, but his work would bear mute witness to his plans and methods.

BRUNSWICK N J HOME NEWS
APRIL 10, 1920
GETTING RICH.

A Kansas City negro has just died at the age of 81 worth \$150,000. His estate represented his earnings and savings from a capital 50 years ago of \$2. Millions of men, white and black, had that much money half a century ago, but only a few of these can now show a fortune grown from the small start.

Yet there really was nothing very remarkable about the Missouri colored man's achievement. He worked all his life, earned what he could, and took care of his money. How many of the millions of other \$2. original-capital fellows, white and black, did the same in that period?

Not many. Statisticians insist that fewer than 7 men in every 100 in this country possess \$10,000 at death. It is not because the other 93 have invariably bad luck, lack ability to acquire money, or suffer from carefully planned but unsuccessful investments. In a majority of cases they neglected to take the precautions followed by the negro whose death has now revealed an estate of \$150,000. They did not save a good part of their earnings.

The man who becomes rich has made a practice of having something remaining every week from the income of his toil. The worst pranks of misfortune can scarcely defeat one who manages his affairs after that fashion.

Tampa Black Citizens Buy
Homes

TAMPA, Fla. — Negroes are buying homes in this city and locality in large numbers. The movement began about a year ago and now hundreds of colored men are buying homes many of which are good examples of architecture and are tastefully decorated in the modern manner. They are being encouraged by their white neighbors.

ROCHESTER N Y POST EXPRESS

AUGUST 10, 1920

A Living Lesson.

Seventy-five years ago, George W. Jones was born in Montgomery county, Kentucky. He may have known who his father was; probably he did not, for at that time he was not entitled to a name of his own, owing to the unfortunate fact that he was born in slavery, in ignorance and in the deepest of all degradation to which man may be precipitated through no fault of his own. When the Emancipation proclamation freed him some twenty years later George did not turn Bolshevik, organize a gang of fellow radicals, wave a red flag and curse his neighbors; he decided to go to work and look after himself in a country which told him that he was given equal opportunity with any other free man. One year from the time he was freed found him a homesteader in Jefferson county, Kansas. Recently he wrote a letter to each of his ten children and inclosed, with his kind regards and a few fatherly maxims, a check for a thousand dollars. Does the meanest man entering through the sea gates of America today face such a handicap as stared Jones in the face when he first knew what life was supposed to mean to him? Does the American born boy, starting in to carve out his destiny, encounter at any turn such handicaps as this poor negro overcame? The cheering thing about the death patch of Jones's ten letters is not that his children got a thousand dollars each; it is that every despondent worker may gain inspiration from the father's victorious fight against tremendous odds.

FT SMITH ARK AMERICAN
AUGUST 13, 1920
WEALTHIEST NEGRO
GIRL WILL CONTROL
HER OWN MONEY NOW

Sarah Rector, richest negro girl in the United States, will be given control of her own money. This announcement was made by United States District Judge R. L. Williams for the eastern district of Oklahoma yesterday, according to information reaching Fort Smith last night.

The negro's income is more than \$50,000 a year. She recently became of age. Upon maturity she asked that a trustee be appointed to look after her interests as she feared some one would try to get her mon-

ey. The Rectors have since become dissatisfied with the management of the estate and asked that they be given full control.

PRESCOTT ARIZ COURIER

APRIL 3, 1920

COLORED SOLDIER LEFT A FORTUNE BY WHITE LADY

Lewis McLean, Jr., colored, of the medical department of the United States army, attached to the base hospital in Nogales, Arizona, is the sole beneficiary under the will of Mrs. Bessie Johnson, a well known white woman of Fargo, North Dakota.

Mrs. Johnson, who is now 81 years of age, raised and cared for the colored man from the time he was one year old until he was 21. The estate includes more than \$15,000 in cash.

McLean, after five years of service will be discharged from the army on April 23 and will return to Fargo.—Exchange.

AUSTIN TEXAS STATESMAN

JULY 10, 1920

NEGRO COULD NOT SIGN NAME BUT MADE FORTUNE

The will of Ben Van Zandt, an aged negro who died several months ago, has been filed for probate in the Travis county court by his niece, Sarah Sneed. The will says that the deceased leaves an estate valued at approximately \$30,000. The dead man, being unable to write, signed the will by making his mark in the conventional way, the document shows. Although the old negro was unable to write, he amassed what is considered a large fortune for one of his race. Most of his money was made as a tenant farmer, his niece says.

NEW YORK CITY TRIBUNE

MARCH 5, 1920

Negro Girl Gets \$1,500,000

Special Dispatch to The Tribune

MUSKOGEE, Okla., March 4.—A millionaire for three hours, Sarah Rector, of Muskogee, the richest negro girl in the United States, signed a deed of trust, turning her \$1,500,000 estate over to the care of her guardians. The negro girl came into the money to-day when she reached the age of eighteen.

"The spirits might get it," she declared as she voluntarily executed the deed of trust. The girl's mother, Rose Rector, has filed a petition declaring the heiress incompetent of handling her own affairs.

The girl is entitled to the money through oil leases in the name of her father and herself, following discovery of oil on a stretch of otherwise worthless land near Muskogee, allotted to her from Indian lands. She is part Indian.

Fireman Gets Million

The Afro American

Dollar Estate

Philadelphia, Pa., April 29.—Estate belonging to the Pickens family in Conrow, Texas is wanted by white oil men. The offer is to pay \$1,000,000 for the tract of forty acres. The estate is now owned by David Pickens, a hose man of Engine No. 11, of this city and Rev. William H. Pickens of Mobile, Ala.

MARION IND TRIBUNE

AUGUST 3, 1920

"CHEROKEE BILL"



"Cherokee Bill," an Indian-negro, who is reputed to be worth \$80,000, and has been twice listed in the census as the oldest man in America, recently celebrated his one hundred and twenty-third birthday on his farm in Grand Junction, Colo. He served in the War of 1812 and later settled down in Colorado, where he had a claim. Negro Corporation

Purchases Property
The value of \$1,000,000

Announcement is made through the office of Benjamin D. Watkins & Co., of the purchase by the United Investment Corporation, colored real estate company, with headquarters in Atlanta, of the property at 45-47 Auburn avenue.

The property is located in the heart of Atlanta's business district, being two and a half blocks from Five Points and one and one-half blocks from Peachtree street.

The structure is a three-story one, modern and substantial with pressed brick front and inside furnishings of mahogany; the second and third floors are so arranged as to make them ideal for offices. B. Long, president of the corporation, states that the building is to be immediately improved and such changes effected that will convert it into a splendid office building. Such a building is in demand to accommodate the increasing number of colored business and professional men, many of whom are now without adequate office facilities and some of them unable

secure offices at all. The United Investment corporation is a new business venture on part of the colored citizens of Atlanta. It was promoted last year and had the personal indorsement of Governor Dorsey and several of Atlanta's strongest business men. The organization already owns a division on Chestnut street, has leased rights to several hundred used feet of timber and has called its own sawmill and other machinery for producing material which to erect modest homes such a cost as will afford their people an opportunity to secure m.

NEGRO MESSENGER LEFT \$120,000 ESTATE

Trenton, N. J., July 22.—The will of Samuel W. Gordon, Negro messenger, died here last week, was probated today. He left an estate estimated at \$120,000. To his widow, Gordon's personal property included a valuable collection of antiques.

Oil Makes Two Millionaires

Shreveport, La., June 24.—Chas. Jackson, who owns a small farm in the Homer oil fields, has just become a millionaire. His wells have been drilled on his property and every one yields oil. There seemed to be no end to Jackson's farm.

William Hardy has four of his on his land which were reported as sold for \$1,500,000.

WASHINGTON D C STAR MARCH 16, 1920 DEVISES SCHOLARSHIPS.

Dr. George W. Cabaniss' Estate Totals \$50,000.

The will of Dr. George W. Cabaniss, prominent colored physician, dated June 13, 1912, was filed today for probate. He leaves \$2,000 to the trustees of Howard University for a scholarship in its medical department to be known as the George W. Cabaniss scholarship. The sum of \$1,000 is given to Union University at Richmond, Va., for a scholarship to bear his name. The income from this fund is to be given annually to a worthy student of that school.

His brothers, sisters and a niece of his wife are to share in the distribution of \$2,600. The remaining estate is devised to the wife, Louisa R. Cabaniss, who is also named as executrix. The estate is estimated at \$50,000.

HARLEM'S ASTOR ROW FOR COLORED TENANTS

Radical Changes in 130th Street, for Years the Block Beautiful in That Section.

Harlem's famous block of Astor Row houses, 130th Street, between Fifth and Lenox Avenues, will soon be occupied entirely by colored residents. For more than half a century that block has maintained its reputation as one of the most attractive and exclusive home centers in that area. The so-called Astor houses comprise twenty-eight neat three-story dwellings on the south side, beginning at West 130th Street, just west of Fifth Avenue, and extending to 62, near the Lenox Avenue corner. Set back from the street with a pleasant

lawn patch in front of the long porch attached to each house and shaded by the good-sized trees, the block for many years presented a picture of domestic tranquility and comfort which few other dwelling blocks in the city possessed.

The houses were built more than half a century ago by the Astor estate, and for a long time were so much in demand that there was a waiting list. The north side of the block is occupied by dignified brownstone, highsteeple residences, and near the Fifth Avenue end stands the artistic Presbyterian Church of the Puritans, with its ample yard and fine trees. Architecturally it is not exceeded by any other church edifice in Harlem, and few religious edifices in the city can show in their interior fittings so much beautiful wood carving, the greater part of which was done by a former pastor, the Rev. Dr. Edward L. Clark, a brother of a former President of the New York, New Haven & Hartford Railroad.

All of the Astor row of houses are now occupied by white tenants, but the permanency of their occupancy was shattered a week ago when it was announced that twenty of the houses had been sold. They include ten on the east and west sides of the block front, the eight in the center being controlled by the Van Alen branch of the Astor family and for the present they cannot be bought.

James H. Cruikshank, a realty operator, purchased the twenty houses and he stated yesterday that he had sold five of them to colored buyers for occupancy. They include those at 8, 20, 22, 24 and 26. The present tenants have short-term leases with ninety-day cancellation clauses so that the new colored owners, if they wish, will be able to move into the 130th Street houses within three months.

In the rear of these houses, at 1 to 25 West 129th Street, is a row of thirteen old highsteeple homes which have always been well kept and owned, until a week ago, by the William Waldorf Astor estate when they were sold through the Farmers Loan & Trust Company to Leonard Weill. It is understood that Mr. Weill is holding them for re-sale to white tenants, but whether that will be successful is problematical as several properties in that block have been acquired by colored interests and colored tenants are now living in some of the flats. The big seven-story Smithsonian apartment houses on the southeast corner of Lenox Avenue and 129th Street, one of the best houses of its type ever erected in Harlem, a little more than twenty years ago, was purchased by a colored investment concern last season and while now occupied by white tenants with leases until Oct. 1 next, it is said that after that date the house will be used for colored families.

A short time ago the Rev. Dr. Robert Bruce Clark, pastor of the Church of the Puritans, resigned and it was rumored last week that the splendid edifice will eventually be sold to a colored congregation. The late Judge Daniel P. Ingraham lived for many years at 39 West 130th Street, and Captain George P. Rhoades, well known in military circles for many years and captain of a Seventh Regiment company, occupied the house at 53 West 130th Street. In 129th Street lived many of Harlem's best-known citizens half a century ago and less. That thoroughfare, by the way, was the first street in Harlem to be paved. That was in 1832, when it was paved from Third to Eighth Avenue, largely through the influence of Charles Henry Hall, a city Alderman and one of Harlem's wealthy residents for many years. Some of the fine elm trees which he had planted at that time remained in good condition until ten years ago.

The Lenox Avenue corner of 129th Street, the northeast corner, is one of the curious sights in the city. It has been practically unchanged from the days when Harlem was a village. Or

the immediate corner has stood for years a small greenhouse to which the ancient wooden shack used for living quarters was added a few years ago. The large vacant corner parcel was until last year used for gardening. It is now very much run down, the greenhouse is falling to pieces, and it is a pathetic reminder of the cheerful days of long ago when Harlem presented some of the most attractive rural beauties to be found on Manhattan Island.

JOHN BROWN —A Pioneer— In Farm Efficiency H. S. Murphy

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JOHN BROWN as a pioneer in anything to emancipate Negroes sounds strongly suggestive. John Brown of Montgomery, Ala., suffering from a lack of economic freedom, fought for and won it to the amount of approximately \$150,000 in cash, securities, and real estate. Best of all, he pointed the way to men of smaller economic insight.

The death of this man calls vividly to mind the possibilities in Southern farming. When thousands of colored men were dreaming of "forty acres and a mule," Brown, too poor to dream on so extensively a scale, paid rent (partly) on one acre of land, and obtained a (blind) mule and a two-wheeled cart on credit.

Some men are born rich, some men achieve riches, and occasionally some men have riches beaten into them by other men. The last was the experience of Mr. Brown. He was before beginning to farm, employed by a coal company for three dollars a month, with a peck of corn meal and three pounds of pork thrown in each week. The white boss of this company whipped Mr. Brown for keeping the coal wagon out too late. It was here that Mr. Brown resolved to take one-third of his monthly wage and pay on one acre of land. His own clearheadedness made up for the deficiency on the part of the blind mule.

So successful was the first venture that Mr. Brown emboldened thereby, bought five acres of land near Montgomery which still remains in the control of his heirs. Both Mr. Brown and his wife peddled vegetables for five years after his venture.

Mr. Brown's farming progressed from one degree to another until he was enabled to purchase thirty-two acres of land which is now adjacent to some of Montgomery's most valuable residential property. On this he produced an abundance of vegetables and found it profitable to sell them from a stall at the city market with other vegetables which he shipped in from Florida and other points. He kept up this stall for thirty years, and upon his retiring his Florida commission merchants presented him with a diamond stud said to be worth one thousand dollars.

In 1910 Mr. Brown went into the wholesale trucking business. At the same time he conducted a fruit farm, employing as many as one hundred men per day in the shipping season. This fruit he shipped to Atlanta, Birmingham and Mobile.

Mr. Brown's income from his trucking alone was often five hundred dollars a month.

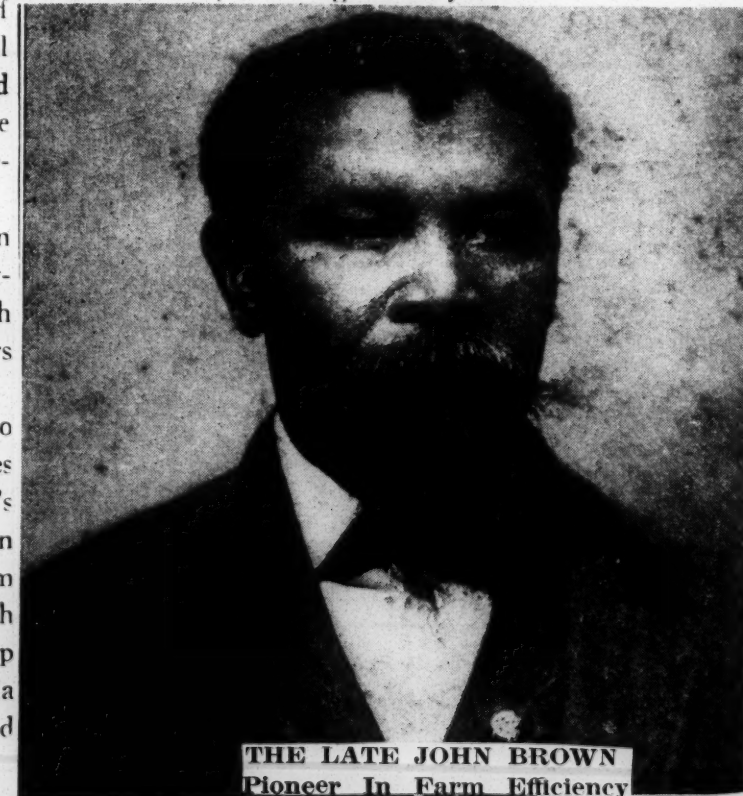
In 1916, Tuskegee Institute, following the custom of the leading agricultural colleges, recognized the results of Mr. Brown's extraordinary efforts, and conferred upon him a Certificate of Merit.

Mr. Brown owned four valuable farms: The aforementioned thirty-two acres, and three others of three hundred and sixty, eighty and twelve acres each. He also had twenty-seven rent places, three of which are store buildings. He also possessed valuable stock in the Union Casualty Company, Dallas, Texas, and wisely left \$10,000 life insurance.

John Brown was a life member of the National Negro Business League, a Mason, and a member of the Dexter Avenue Baptist Church, Montgomery, of which he was also a deacon.

His success has been the result of the will power to see a thing through; of a sort of conscientious curiosity to learn and to use all the value in a given object or project of the determination to get the values from common things by the application of uncommon effort and skill. He blazed the way for local shippers by shipping to the market which paid him best. That's the salesmanship you read about. Therein lies his right to be regarded as a pioneer, for many a lesser light in trucking would have gone out in "hard times" or during glutted local markets.

John Brown was born March 11, 1855, and died March 22, 1920, at the age of 65 years.



THE LATE JOHN BROWN
Pioneer In Farm Efficiency